



Planning Department

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MEMORANDUM

To: Community Preservation Committee

Date: November 6, 2012

From: Kristen Domurad-Guichard 

Subject: Town Bylaw Chapter S - acceptance of changes made to MGL Chapter 44B

Attached is a draft article to amend Chapter S to be consistent with the changes made on July 8, 2012 to M.G.L Chapter 44B.

The CPC may also want to consider whether or not to recommend that the Town accept the new provisions of Chapter 44B, Section 3 (b ½) and Section 3(e)(4), separate from those amendments in Bylaw Chapter S.

Section 3 (b 1/2) allows communities to adopt CPA at the ballot with a minimum 1% property tax surcharge and then dedicate additional municipal revenues (such as but not limited to hotel/motel excise taxes, linkage fees and inclusionary zoning payments, parking fines, and dedicated housing, open space and historic preservation funds) to their CPA Fund, up to the full 3% of the real estate levy against real property.

Section 3 (e)(4) adds a new optional commercial exemption for the first \$100,000 of property value for commercial and industrial properties, mirroring the current optional \$100,000 residential exemption, which Acton has implemented.